

Minutes of a Regular Meeting

Approved 9/11/03

Town of Los Altos Hills PLANNING COMMISSION

Thursday, August 14, 2003, 7:00 p.m.
Council Chambers, 26379 Fremont Road

cc: Cassettes (1) #09-03

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

The Planning Commission regular meeting was called to order at 7:00 p.m. in the Council Chambers at Town Hall.

Present: Chairman Clow, Commissioners Mordo & Kerns

Absent: Commissioners Vitu & Cottrell

Staff: Carl Cahill, Planning Director; Debbie Pedro, Associate Planner; Angelica Herrera, Assistant Planner; Lani Smith, Planning Secretary

Former Commissioner, Charles Wong, was presented a gift of appreciation for his outstanding service on the Planning Commission over the last four years. Chairman Clow stated it has certainly taught everyone a great deal, in particular, dealing with adversity. Thank you Charles Wong.

2. PRESENTATIONS FROM THE FLOOR-none

3. PUBLIC HEARINGS

- 3.1 LANDS OF WESTWIND BARN, 27210 Altamont Road (39-02-CUP); A review of the Conditional Use Permit. (staff-Carl Cahill)

Due to lack of a quorum (Chairman Clow stepped down due to proximity of his residence to the project site), this item will be continued to the September 11, 2003 Planning Commission meeting.

- 3.2 LANDS OF KORMAN, 26157 Altadena Drive (122-03-LM and 203-02-LLA); Pursuant to Section 9-1.310 of the Los Altos Hills Municipal Code and Section 66412 of the California State Subdivision Map Act, the applicant requests a Lot Line Merger of seven (7) non-conforming lots into two (2) non-conforming lots and a Lot Line Adjustment between one (1) conforming lot and two (2) non-conforming lots. (staff-Angelica Herrera)

Staff introduced this item noting the Lot Line Adjustment 3.2.a. and the Lot Merger 3.2.b. which will be discussed separately, starting with 3.2.b., the Lot Merger.

3.2.b.-Staff reviewed the table on page 4 of the staff report.

OPENED PUBLIC HEARING

Josh Korman, 26157 Altadena Drive, applicant, provided the history behind the "picnic lots" dating back to 1913. All are legal lots. He stated two reasons for getting the lots organized: (1) when property taxes come, it is a nightmare because there are so many lots; and (2) due to parcel taxes. They have no interest in selling or developing the lots at this time.

CLOSED PUBLIC

Brief discussion ensued regarding why this process is done in two separate procedures. All Commissioners voiced support of the project.

MOTION SECONDED AND PASSED: Motion by Commissioner Kerns and seconded by Commissioner Mordo to recommend approval of the lot line merger to the City Council, subject to the attached conditions of approval in Attachment 1, Lands of Korman, 26157 Altadena Drive.

AYES: Chairman Clow, Commissioners Mordo & Kerns
NOES: None
ABSENT: Commissioners Vitu & Cottrell

This item will appear on the City Council agenda.

3.2.a. OPENED PUBLIC HEARING

Josh Korman, 26157 Altadena Drive, after the lot line adjustment, the Town will be dealing with legal lots that are conforming. Prior to this action the lots were legal non conforming.

CLOSED PUBLIC HEARING

All Commissioners voiced support of the lot line adjustment.

MOTION SECONDED AND PASSED: Motion by Commissioner Kerns and seconded by Commissioner Mordo to recommend approval of the lot line adjustment to the City Council, subject to the attached conditions of approval in Attachment 1, Lands of Korman, 26157 Altadena Drive.

AYES: Chairman Clow, Commissioners Kerns & Mordo
NOES: None
ABSENT: Commissioners Vitu & Cottrell

This item will appear on the City Council agenda.

- 3.3 LANDS OF MAHER, 26307 Esperanza Drive (43-03-ZP-SD); A request for a Site Development Permit for a pool and landscape screening plan involving 1,260 cubic yards of cut, 310 cubic yards of fill, and 950 cubic yards to be exported off-site. (staff-Angelica Herrera)

Staff introduced this item stating the reason the application is coming before the Planning Commission was due to a combination of cut, fill, and export (not including excavation for the pool) to create a more useful rear yard. She further discussed condition #5, noting a discrepancy on the north arrow between Sheet C-1 and sheet L-3 of the landscape plan and perhaps sheet L-4. She will coordinate the sheets to read the correct direction prior to a final of the conditions.

OPENED PUBLIC HEARING

Ken Schoppet, 960 N. San Antonio Road, Los Altos, landscape architect, discussed the project and the letters from himself and the Maher's dated August 12 and 13, 2003. He noted no issues with the conditions of approval as stated. He felt the screening provided was adequate, producing a good screening plan.

Janet Maher, 26307 Esperanza Drive, applicant, stated they had bought this property four years ago. They have been in construction for two years. They are very excited the project to come to completion so they can start enjoying this beautiful home. She discussed the history of the property prior to purchase. It was always their plan to reduce the slope in the backyard to make it more useable. The new house is set back farther than the previous house from the street. This proposal will provide a flat area for her children to play on. She felt they have adhered to all ordinances and codes. She felt the house was tasteful and simple.

Jim Toby, Lea & Sung Engineering, project engineer, had produced the preliminary civil plan which addressed the grading and drainage. What they tried to do was to take much of the water and introduce it back into the ground, reducing the amount of storm water that might be leaving the site. They are hoping this plan will actually improve storm drainage.

Sandy Humphries, Environmental Design Committee, spoke regarding the lighting proposed on Esperanza Road with lights up in the trees that would clearly reflect down on the road. This is the area she was most concerned with. Also as concern were the lights in the back which might impact the neighbor on the lower level. She further discussed the use of chemicals, etc. on lawns which are potentially harmful to children. Also, grass on a hillside as proposed will not hold the hillside. They need some type of ground cover to hold the hillside.

CLOSED PUBLIC HEARING

Commissioner Kerns had no problem with the application as they meet the grading policy and he was comfortable with the cut and fill. In terms of the grass, it is up to the applicants if they want to plant grass. Chairman Clow voiced support of the application.

MOTION SECONDED AND PASSED: Motion by Commissioner Mordo and seconded by Commissioner Kerns to approve the requested Site Development Permit for a landscape screening plan, subject to the attached conditions of approval in attachment 1, Lands of Maher, 26307 Esperanza Drive.

AYES: Chairman Clow, Commissioners Kerns & Mordo
NOES: None
ABSENT: Commissioners Vitu & Cottrell

This approval is subject to a 23 days appeal period.

4. OLD BUSINESS

4.1 Report from subcommittees-none

5. NEW BUSINESS

5.1 Review of the Development Area Policy on Tennis/Sports Courts, Driveway, and Pervious Surfaces (staff-Debbie Pedro)

PASSED BY CONSENSUS: To continue this item to the September 11, 2003 Planning Commission meeting to provide a full Commission for review and discussion.

5.2 Planning Commission Attendance-City Council meeting schedule was reviewed.

6. REPORT FROM THE CITY COUNCIL MEETING

6.1 Planning Commission Representative for August 7th - Commissioner Clow, reported on the following: Santa Clara County and Stanford University proposal to relocate a portion of the S1 Sub-Regional Trail onto Old Page Mill Road and Caltrans I-280 right of way west of Christopher's Lane in Los Altos Hills; Lands of Mendez; appeal of a Planning Commission's approval, Lands of Shimmon; and introduction of proposed amendment to the Zoning Code Ordinance with regard to residential care facilities as a permitted accessory use and structure, Section 10-1.701.

6.2 Planning Commission Representative for August 21st - cancelled

6.3 Planning Commission Representative for September 4th - Commissioner Cottrell

7. APPROVAL OF MINUTES

7.1 Approval of July 24, 2003 minutes

PASSED BY CONSENSUS: To approve the July 24, 2003 Planning Commission minutes.

8. ADJOURNMENT

The meeting was adjourned by consensus at 7:29 p.m.

Respectfully submitted,

Lani Smith
Planning Secretary